

PROJECT REPORT

HORIZON 82- 8.00937 Acres development under DDJAY Scheme

SECTOR-82A, Gurugarm

For Vatika Limited.


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DESIGN REPORT ON HORIZON 82

HIGHLIGHTS OF THE PROJECT: This section enlists the key attributes of the design of the development which shall constitute the fundamental principles;

DESCRIPTION	DESIGN ATTRIBUTES
DESIGN OBJECTIVES	<ul style="list-style-type: none"> • To create a development of 8.00937 Acres in proximity to NH-48 and Vatika's existing Township Vatika India Next. • Provide a balance between order and diversity, urban concentration and suburban living, high density and low density, public transport and personal automobile for a walk able and safer neighborhood. • Self-sustainable community with centers of education services and design. • To provide housing for all types of living – comprises of residential dwelling units in the form of plots along with local shopping centers and community facilities, parks, opens spaces etc. for its residents. • In vicinity of planned community services in Vatika INXT as such as schools, medical care, daycare etc, required for a modern society. • To provide an urban framework - services, infrastructure - culture. • The Project has been conceived keeping in view the present day residential requirement of single unit families, senior executives and also businessmen of standing.
DESIGN PRINCIPLES	<ul style="list-style-type: none"> • To build on the traditional pattern of streets, squares, parks and special districts to create memorable public places for the pedestrian as well as the automobile. • To provide a clear urban plan and prescription for land use, density, open spaces, linkages. • To provide design guidelines enabling a discipline to future development without limiting creativity of architecture. • To ensure that the public realm forms the important framework for development and not the other way round. • To provide a system of open space and linkages for a better network of connectivity and street functioning. • To provide hierarchy of development zones, thereby establishing the value of future development.

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	<ul style="list-style-type: none"> • To provide for safe secure precincts and addressing zones.
TYPICAL SECTOR ROAD	<ul style="list-style-type: none"> • The green link concept calls for planting street trees and adding undivided cyclist / pedestrian routes. The aim is to not only promote shaded walkways but also provide a healthy environment. The common planning objective is to strike a balance between vehicular traffic mobility and the capacity of other modes of travel (walking and transit) as well as making the streets safer for the pedestrians. • Apart from the objective of pedestrian friendly zone we propose signalized traffic controls to create a move towards balancing a number of desired qualities of intersection such as better traffic flow and uninterrupted transit movement. This ensures safer modes of mobility. Signage, marked crossings, disabled friendly paths, kiosks, bus and other stands are a few other aspects that can be addressed on the redesigned road by adopting the above guidelines. • The central median would add another line of green to the road and also have recharge pits for rain water harvesting. An environmental friendly approach is adopted to the road network for better habitable conditions.
TYPICAL RESIDENTIAL STREET	<ul style="list-style-type: none"> • Scale of the street: The typical residential street includes 5.5m carriageway at center, parking and walkways on either side. • Trees: The tree pits are located in the walkways adjacent to the curb stone. They would be spaced as per the plot sizes and final layouts issued by Landscape Consultant. • Lights: Low height street lights are proposed to be provided at the walkways in between trees in a staggered format. • Pedestrian and handicapped crossovers: The crossovers to be provided at junctions / crossings to ease the pedestrian and handicapped movement throughout the site.

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SPECIFICATIONS OF THE PROJECT: This section enlists the key attributes of the design of the development which shall constitute the fundamental principles;

DESCRIPTION	DESIGN ATTRIBUTES
ELECTRICAL	<ul style="list-style-type: none">• The Electrical system followed all statutory obligations where applicable, including: Regulations of Indian Electricity Act, Rules of Electricity Supply Authority, National Electrical Code of India, Haryana Building Code, HREDA Norms, Energy Conservation Building Code (ECBC), and Bureau of Energy Efficiency of India (BEE).• Street Lighting provision for external lighting of Township area has been made.
PLUMBING	<ul style="list-style-type: none">• Basic design guideline is as per National Building Code of India (NBC) Part 9 'Plumbing Services' and various design codes published by Bureau of Indian Standards. Reference is taken from CPWD Specifications 2002.• The water demand per person taken as 135 lit/day as per IS codes.• Separate water distribution system for domestic and flushing adopted as per EIA norms (Dual plumbing system).• Horticulture flushing water networks for plantation; landscaping etc. has been included in this township.• Sewerage scheme is designed for captive Sewage Treatment and Recycling Plant within the Township and only emergency overflow to be connected to HUDA sewer to be laid along main HUDA sector road.• The sewer lines have been designed for three times average D.W.F in relation to water supply demand. It has been assumed that about 90% of the domestic water (as per MoEF guidelines for EIA approval) supply shall find its way into the underground sewer. Sewer lines shall be laid to a gradient maintaining minimum 2.46 ft/sec self cleaning velocity.• Complete rainwater harvesting system has been adopted in accordance with CGWA and MOEF EIA guidelines.• Manning's formula has been used for the design of sewerage system & Storm water drainage separately (Non-pressure under gravity flow).

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<p>SIGNAGES</p>	<ul style="list-style-type: none"> • Directional Signage • Informational Signage • Regulatory Signage • Statutory Warning Signage • Business related Signage
<p>STREET FURNITURE</p>	<ul style="list-style-type: none"> • The placement of street furniture is used to define space and guide pedestrian. • They should be placed with care and restraint in order to respect civic character of the public realm and avoid excessive street clutter. • There must be adequate movement zones around / between items of furniture for both pedestrians and wheelchair users. • Street furniture would comprise of : <ul style="list-style-type: none"> a) Tree grilles b) Drainage channel covers c) Metal work designs for furniture, stands etc. d) cycle stands e) Lighting columns f) Information boards g) Bus shelters

INVENTORY DETAILS OF THE PROJECT: This section enlists the inventory details of the development;

No. of Sellable Plots :- 142 Nos.

Area of Sellable Plots:- 16119.85 Sqm

Plot Category :- 90 sqyds to 180 Sqyds

Commercial: 01

Booth:- 02

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<p>ENERGY CONSERVATION</p>	<ul style="list-style-type: none"> • Community rainwater harvesting. • Saucer shaped rain gardens: Green parks / landscape area are kept slightly depressed from nearby roads and pavements that serves as both a component of a landscape plan and a storm water management technique that catches the maximum amount of rainfall runoff. • Artificial rainwater harvesting system has also been provided at the places where rainwater runoff generation is more, consisting of combination of de-silting chamber and rainwater harvesting pit with bores, to recharge the surface runoff into the ground. • Dual plumbing system: To restrict the usage of potable water into non-potable activities, dual plumbing pipe network system has been adopted in the entire township i.e. separate water distribution network for potable (drinking, cooking, bathing etc.) and non-potable activities (flushing, irrigation, etc.). • Use of recycled wastewater for the irrigation of landscaped area • Solar Lights in Parks
<p>FIRE AND LIFE SAFETY</p>	<p>Fire and life safety to be in line with the stipulated fire norms.</p>

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PROGRESS UPDATE
HORIZON 82

Images- APRIL 2024

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INFRASTRUCTURE

SEWERAGE WORK IN PROGRESS



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INFRASTRUCTURE

SEWERAGE WORK IN PROGRESS



HORIZON 82

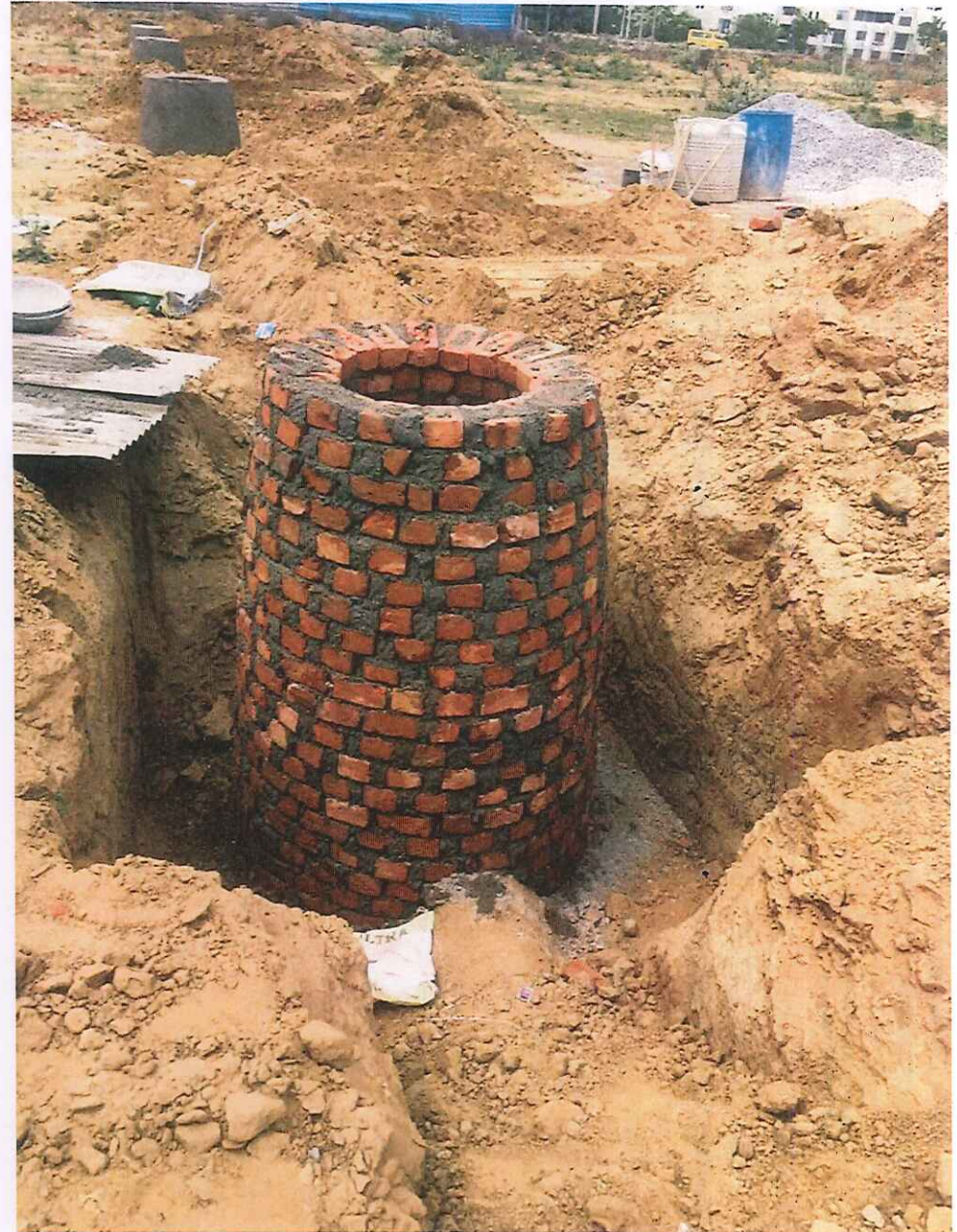
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INFRASTRUCTURE

SEWERAGE WORK IN PROGRESS



HORIZON 82

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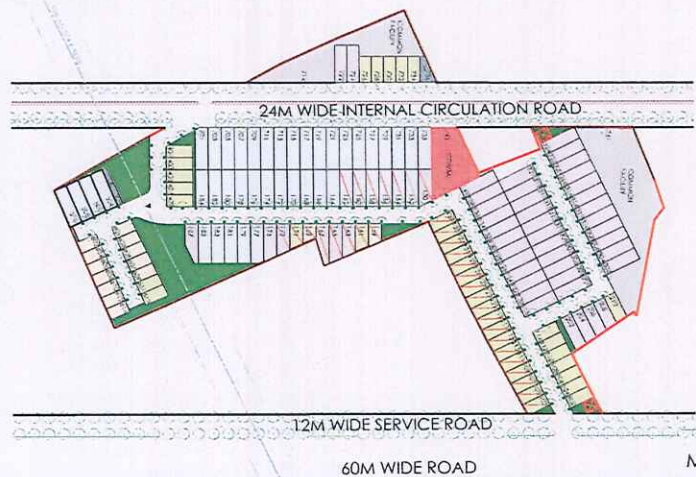

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THANK YOU

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SITE PLAN:

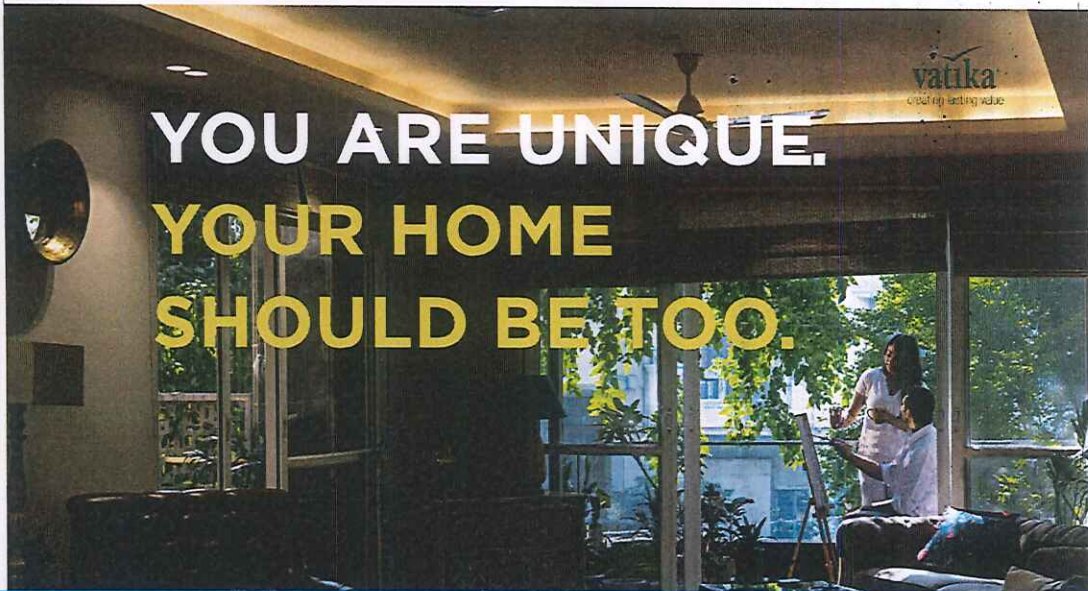


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LEGEND:

90 SQ YDS	14 NOS.
100 SQ YDS	40 NOS.
150 SQ YDS	43 NOS.
175 SQ YDS	44 NOS.
TOTAL	141 NOS.

MASTER PLAN



**YOU ARE UNIQUE.
YOUR HOME
SHOULD BE TOO.**



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Own a residential plot in Sector B2A that is part of Vatika India Next. With sizes ranging from 90-180 sq yards, these plots are ideal to build a home.



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LOCATION AND CONNECTIVITY:

THESE PLOTS ARE WELL-LOCATED AND WELL-CONNECTED, AND VERY CLOSE TO AMENITIES AND CONVENIENCES.

Part of Vatika India Next Integrated Township



Located in Sector 82A, the most developed and prime sector in New Gurgaon



Surrounded by amenities and conveniences that are already operational - malls and markets, educational institutions (high schools, primary schools, nursery schools), clinics and nursing homes



Accessible from 24m wide internal & circulation road as well as 84m wide Sector Road



Great connectivity: 500m from NH 48 and connected to Dwarka Expressway (NH 248BB)



Great connectivity: 500m from notified RRTS corridor and close to Metro and ISBT Hub



FEATURES:

THE PLOTS COME WITH JUST ABOUT EVERY FEATURE. ALL ONE NEEDS TO DO IS BUILD A HOME.

Demarcated and secured access and exit points • All services such as power cables etc, laid underground - up to each plot • Stilt+4 floors construction permitted • Streets illuminated with solar lamps • Well-designed street architecture • Internal streets with ~20 feet carriageways with a total of ~29 1/2 feet wide right of way • Sewage treatment plant with recycled water supply to all plots for horticulture and flushing • Continuous water supply • Facilities management through professional agencies

LOCATION MAP



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Horizon-82

Horizon-82					
PROJECT NAME				Horizon-82	
PROJECT CODE				TWN009	
PLOT AREA IN ACRES				8.01	
MASTER LIST -COST PLAN BASED ON PER SQFT RATES DERIVED FOR HORIZON-82 (TWN009)					
S.NO	PACKAGES	PACKAGES CODE	DESCRIPTION	PER SQFT (INR)	TOTAL AMOUNT (INR)
1	STRUCTURAL WORKS	ST-01 &ST-02	EXCAVATION, BACKFILLING, DRESSING, ANTITERMITE, REFILLING SAND/EARTH, RCC, PCC, SHUTTERING & REINFORCEMENT ETC	816	12.29
2	CIVIL WORKS	CW-01 & CW-02	MASONRY, WATERPROOFING	180	2.71
3	FINISHING WORKS (BUILDING)	FW-01, FW-02, FW-03	FLOORING WORKS (FLOORING+ SKIRTING+COUNTER+COUNTER FACIA ETC)	-	-
4	ALUMINIUM & GLAZING WORKS	ALG-01	EXTERNAL DOORS & WINDOWS	174	2.62
5	PLUMBING & FIRE FIGHTING WORKS	PFF-01 TO PFF-09	EXTERNAL & INTERNAL PLUMBING & FIRE FIGHTING WORKS	-	-
6	ELECTRICAL WORKS	EL-01 TO EL-011	ESS- PANEL, TRANSFORMERS, HT WORKS & TERMINATION, INTERNAL ELECTRICAL ETC	180	2.71
7	HVAC WORKS	HV-01 TO HV-05	PARKING VENTILATION (BASEMENT), VRV LOW SIDE , HIGH SIDE	-	-
8	VERTICAL TRANSPORTATION	VT-01	PASSENGER LIFTS	-	-
9	EXTERNAL DEVELOPMENT WORKS	ED-01 TO ED-06	ROADS, BOUNDARY WALL, HARDSCAPE, SOFTSCAPE ETC	105	0.87
10	IDW Cost				379.54
A	TOTAL FROM (1 TO 10)				400.75
B	ESCALLATION/ CONTINGENCIES @ 10%				-
C	LAND COST				40.11
D	EDC, IDC, TAXES, DUES ETC				5,406.81
E	PROJECTED HIGH LEVEL ESTIMATE				5,847.67

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HORIZON-82 (8.00937 Acres) Project Inventory

S.No.	Category	Plot Category as per Layout	Sub-Category	No. of Plots	Total Area (Sqm)
1	Plot	C	PLOT	1	77.51
2	Plot	C1	PLOT	2	154.64
3	Plot	C2	PLOT	1	77.58
4	Plot	C3	PLOT	1	78.26
5	Plot	C4	PLOT	1	78.72
6	Plot	C5	PLOT	1	75.25
7	Plot	C6	PLOT	1	77.39
8	Plot	D	PLOT	1	89.39
9	Plot	D1	PLOT	1	92.50
10	Plot	D2	PLOT	1	91.88
11	Plot	D3	PLOT	1	96.72
12	Plot	E	PLOT	67	6,532.50
13	Plot	E1	PLOT	1	103.13
14	Plot	E2	PLOT	1	96.01
15	Plot	E3	PLOT	1	100.13
16	Plot	E4	PLOT	1	104.26
17	Plot	E5	PLOT	1	108.42
18	Plot	E6	PLOT	1	112.55
19	Plot	E7	PLOT	1	108.69
20	Plot	E8	PLOT	1	96.57
21	Plot	E9	PLOT	1	99.40
22	Plot	E10	PLOT	1	97.09
23	Plot	E11	PLOT	1	98.60
24	Plot	F	PLOT	1	118.93
25	Plot	F1	PLOT	1	120.09
26	Plot	F2	PLOT	1	116.48
27	Plot	F3	PLOT	1	117.18
28	Plot	F4	PLOT	1	137.77
29	Plot	F5	PLOT	1	119.77
30	Plot	G	PLOT	43	6,321.00
31	Plot	G1	PLOT	1	140.77
32	Plot	G2	PLOT	1	140.26
33	Plot	G3	PLOT	1	140.46
				142	16,119.85
34	Ameneties		BOOTH	2	55.00
35	Ameneties		Commercial	1	1,234.97
				3	1,289.97
Grand TOTAL				145	17,409.82

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